

1 Honorable Christopher M. Alston
2 Hearing date: January 26, 2018
3 Hearing time: 9:30 a.m.
4 Response date: January 19, 2018
5 Chapter 7
6 Location: Seattle

5 UNITED STATES BANKRUPTCY COURT
6 WESTERN DISTRICT OF WASHINGTON

7 In re

8 REYNALDO VINLUAN,

9 Debtor.

10 No. 17-14070

11 DECLARATION OF TYRONE BAFARO
12 IN SUPPORT OF TRUSTEE'S
13 RESPONSES AND OBJECTIONS TO
14 DEBTOR'S MOTIONS

15 Tyrone Bafaro, declares and states as follows:

16 1. I am a real estate agent employed by Chad Tharp with Keller Williams Eastside,
17 the real estate agent for the Trustee herein, have testimonial knowledge of the facts set forth in
18 this declaration and am competent to testify thereto.

19 2. In mid-December 2017, I contacted the debtor and examined the premises located
20 at 303 23rd Ave S, #606, Seattle, WA. Based on my review of this condominium unit (which is a
21 one bedroom, one bathroom unit and is approximately 670 square feet), I concluded that the
22 value and appropriate list price was \$380,000.00 in December 2017. In my professional opinion,
23 the values contained on Zillow are untrustworthy and are not the result of any comparative
24 market analysis. I understand that the debtor in this case contends that the value of the condo,
25 //
26 //
27 //

28 KATHRYN A. ELLIS, ESQ.
5506 6th Ave S
Suite 207
Seattle, WA 98108
(206) 682-5002

**DECLARATION OF TYRONE BAFARO IN SUPPORT OF TRUSTEE'S
RESPONSES AND OBJECTIONS TO DEBTOR'S MOTIONS - 1**

1 based on a Zillow Zestimate, was \$481,519.00 in October 2017. In my professional opinion, the
2 one bedroom, one bathroom condominium was not worth that amount, then or now.

3 I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE
4 OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT.

5 Dated this 19th day of January, 2018 at Kirkland, Washington.

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7 By: /s/ Tyrone Bafaro

8 Tyrone Bafaro

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28 **DECLARATION OF TYRONE BAFARO IN SUPPORT OF TRUSTEE'S
RESPONSES AND OBJECTIONS TO DEBTOR'S MOTIONS - 2**